



Village of Wellington

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

**Darell Bowen, Mayor
Dr. Carmine A. Priore, Vice Mayor
Lizbeth Benacquisto, Councilwoman
Robert S. Margolis, Councilman
Matt Willhite, Councilman**

**Wellington Community Center
12165 West Forest Hill Boulevard
Wellington, Florida**

**TUESDAY, NOVEMBER 25, 2008
7:00 PM
SHELL**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

Greg Kandare, Church of Jesus Christ of Latter-Day Saints, Wellington

4. APPROVAL OF AGENDA

5. CONSENT AGENDA

A. RESOLUTION NO. R2008-109 (PALM BEACH POST SPONSORSHIP AGREEMENT)

Staff requests approval of a sponsorship agreement with the Palm Beach Post for one year beginning on January 1, 2009 and concluding on December 31, 2009.

B. INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY FOR ACCESS TO FIBER NETWORK AND PROVISION OF INTERNET SERVICES

Approval of Resolution R2008-130 Interlocal Agreement with Palm Beach County providing access to the county's fiber optic network and provisioning access to the internet through Florida's LambdaRail network resource.

C. APPROVE AWARD OF BID #002-09/JWV TO YOUNGQUIST BROTHERS, INC. FOR WASTEWATER TREATMENT FACILITY INJECTION WELL INTERIM MIT AND INJECTION TEST

Village Council approval of award of Bid #002-09/JWV for Wastewater Treatment Facility Injection Well Interim Mechanical Integrity Test and Injection Test to Youngquist Brothers, Inc. The contract amount for the performance of both tests will be \$149,384, which will be paid from Wastewater CIP projects #702017 (Mechanical Integrity Test) and #200703 (Wastewater Treatment Facility Expansion).

D. RESOLUTION R2008-131 (APPROVAL OF 2009 MEDICAL INSURANCE)

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, CHANGING THE VILLAGE EMPLOYEE HEALTH PLAN FROM UNITED HEALTH CARE POS CHOICE PLUS 32 TO CIGNA; AND PROVIDING AN EFFECTIVE DATE.

Council approval of Resolution No. R2008-131 for the conversion to a new Healthcare Insurance program for the employees of the Village of Wellington.

E. RESOLUTION R2008-127 ("BUILDING CITIZENSHIP IN THE COMMUNITY: BACK TO BASICS")

A RESOLUTION OF THE VILLAGE OF WELLINGTON RECOGNIZING THE INITIATIVE OF THE FLORIDA LEAGUE OF CITIES, INC., AND PLEDGING SUPPORT FOR THIS STATEWIDE EFFORT.

Council approval of Resolution R2008-127 recognizing the "Building Citizenship in the Community: Back to Basics" initiative of the Florida League of Cities, Inc., and the pledge of support of this statewide effort.

6. PRESENTATIONS AND PROCLAMATIONS - NONE

7. PUBLIC HEARINGS

A. ORDINANCE 2008- 20 (EVALUATION AND APPRAISAL REPORT)

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, AMENDING THE VILLAGE OF WELLINGTON COMPREHENSIVE PLAN BY INCORPORATING THE VILLAGE'S EVALUATION AND APPRAISAL REPORT REVISIONS, AS REQUIRED BY FLORIDA STATUTE 163.3191; BY AMENDING THE TEXT OF THE COMPREHENSIVE PLAN, AFFECTING THE PAGINATION IN EACH AMENDED ELEMENT AND INCLUDING THE REVISED TEXT NECESSARY TO UPDATE THE COMPREHENSIVE PLAN; PROVIDING THAT THE TEXT, AS AMENDED OR REVISED, SHALL BE SUBSTITUTED FOR AND REPLACE THE EXISTING TEXT IN ALL AMENDED

ELEMENTS; AUTHORIZING THE TRANSMITTAL OF THE AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; AUTHORIZING THE VILLAGE MANAGER TO AMEND THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Request to incorporate Evaluation and Appraisal Report (EAR) updates, into the Village of Wellington's Comprehensive Plan.

B. ORDINANCE NO. 2008-19 (ZONING TEXT AMENDMENT FOR TYPE IV CLF)

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, RELATING TO CREATION OF A TYPE 4 CONGREGATE LIVING FACILITY CATEGORY WITHIN THE VILLAGE'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 3, CHAPTER 2, SECTION 3.2.21 TO INCLUDE THE DEFINITION FOR A "SPECIAL NEEDS FACILITY"; AMENDING ARTICLE 6, CHAPTER 4, SECTION 6.4.4.30(B) TO INCLUDE TYPE 4 CONGREGATE LIVING FACILITIES; AMENDING ARTICLE 6, CHAPTER 4, BY CREATING SECTION 6.4.4.30.B.V.(A) ALLOWING TYPE 4 CONGREGATE LIVING FACILITIES TO BE ELIGIBLE FOR A TWENTY-FIVE (25) PERCENT DENSITY BONUS; CREATING ARTICLE 6, CHAPTER 4, SECTION 6.4.4.30.C.III TO REQUIRE TYPE 4 CONGREGATE LIVING FACILITIES TO BE LOCATED WITHIN THREE (3) MILES OF A FULL SERVICE FIRE-RESCUE STATION; AMENDING ARTICLE 6, CHAPTER 4, SECTION 6.4.4.30.L.IV TO REGULATE THE IDENTIFICATION SIGNAGE REQUIREMENTS FOR A TYPE 4 CONGREGATE LIVING FACILITY; AND AMENDING ARTICLE 7, CHAPTER 2, SECTION 7.2.2.C TO INCORPORATE MINIMUM OFF-STREET PARKING AND LOADING STANDARDS FOR A TYPE 4 CONGREGATE LIVING FACILITY AND SPECIAL NEEDS FACILITY WITH THE ADDITIONAL PARKING REQUIREMENT OF ONE (1) SPACE PER PEAK SHIFT EMPLOYEE ; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Create a Type 4 Congregate Living Facility category within the Village's Land Development Regulations. Specifically it would:

- 1) Amend Article 3, Chapter 2, Section 3.2.21 to include the definition for a "Special Needs Facility."
- 2) Amend Article 6, Chapter 4, Section 6.4.4.30(b) to include Type 4 Congregate Living Facilities.
- 3) Amend Article 6, Chapter 4, by creating Section 6.4.4.30.b.v.(a) allowing Type 4 congregat living facilities to be eligible for a twenty-five (25) percent density bonus.

- 4) Amend Article 6, Chapter 4, by creating Section 6.4.4.30.c.iii requiring Type 4 congregate living facilities to be located within three (3) miles of a full service fire-rescue station.
- 5) Amend Article 6, Chapter 4, by creating Section 6.4.4.30.l.iv to regulate the identification signage requirements for a Type 4 Congregate Living Facility.
- 6) Amend Article 7, Chapter 2, Section 7.2.2.c by incorporating minimum off-street parking and loading standards for a Type 4 Congregate Living Facility and Special Needs Facility with the additional parking requirement of one (1) space per peak hour employee.

C. RESOLUTION R2008-110 (PALOMINO DEVELOPMENT ORDER AMENDMENT)

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, APPROVING THE DEVELOPMENT ORDER AMENDMENT FOR PETITION NUMBER 2003-024 DOA 1, ALSO KNOWN AS PALOMINO EXECUTIVE PARK; FOR THE 12.15 ACRE PROPERTY LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY 4,000 FEET NORTH OF LAKE WORTH ROAD, AS DESCRIBED MORE PARTICULARLY HEREIN, TO MODIFY THE PREVIOUSLY APPROVED MASTER PLAN TO REMOVE THE 50% (55, 000 SQUARE FEET) LIMITATION OF MEDICAL OFFICE AND ALLOW ALL 110,000 SQUARE FEET AS PROFESSIONAL MEDICAL OFFICE WITHIN THREE BUILDINGS KNOWN AS PALOMINO EXECUTIVE PARK; AND PROVIDING AN EFFECTIVE DATE.

The petitioner is requesting a development order amendment to modify the previously approved master plan to remove the 50% (55,000 square feet) limitation of medical office and allow all 110,000 square feet as professional medical office within three buildings and known as Palomino Executive Park.

- 8. REGULAR AGENDA**
- 9. ATTORNEY'S REPORT**
- 10. MANAGER'S REPORT & UPDATES**
- 11. COUNCIL REPORTS**
- 12. CLOSING COMMENTS**
- 13. PUBLIC FORUM**
- 14. ADJOURNMENT**

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.